

**BONNER HILLS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES**

**DATE:** August 14, 2025    **LOCATION:** Tecumseh Public Library

**1. CALL TO ORDER:**

President Paluch called the meeting to order at 4:05 PM.

**2. ATTENDEES:**

Present: President/Treasurer Paluch, Director Eggleston, Director Hernandez,  
Director Lossing, Director Covell, Secretary Myers.

Absent: Management Agent Jim Sutton

Audience: Jim Southworth

**3. INTRODUCTION of NEW APPOINTEES:**

Doug Eggleston, President Ponds BOD

Richard Lossing, Director Estates BOD

Annick Hernandez, Treasurer Ponds BOD

Ed Covell, President Villas BOD

**4. ELECTION of OFFICERS to become effective at the conclusion of this meeting**

Motion moved and seconded to re-elect Director Paluch as president.

Motion carried with 5 yea, Director Paluch abstaining

Motion moved and seconded to elect Director Eggleston as Vice-president

Motion carried with 5 yea, Director Eggleston abstaining

Motion moved and seconded to elect Director Hernandez as Treasurer

Motion carried with 5 yea, Director Hernandez abstaining

Motion moved and seconded to elect Director Lossing as Secretary

Motion carried with 5 yea, Director Lossing abstaining

**5. ASSOCIATION NEWS:**

**a. Estates report**

Building continues in the Estates, with an anticipated total of 45 units. 29 units on 32 parcels are currently occupied.

**b. Ponds report**

**a. Status of streetlight for Bonner/Preservation corner**

Discussion ensued regarding price difference of new estimate (\$19,112) and

a previous estimate (\$5,000). The builder, Casa Villa has already agreed to the \$5,000 cost. The City of Tecumseh is requesting that Bonner Hills replace the existing lights with LED lighting and that is thought to be why the price changed.

President Paluch and Vice-president Eggelston will work with Nora Wineland to resolve this issue.

- b. Planting trees through out the Ponds Association will be done this fall.
- c. The Ponds association is working with Select Management to develop a policy on prohibiting short term rentals.

**c. Villas report**

- a. New officers were elected at the annual meeting
- b. Trimming of the wooded area adjacent to the north pond after F& S opened it up.
- c. Box Wood moth alert. Already in Bonner Hills.

**7. OLD BUSINESS:**

**a. President/Treasurer's Update:**

- a. Repair of Preservation cul de sac  
Discussion on F & S estimate \$4120 for repair
- b. Removal of all edging at North Entrance due to tree roots  
Discussion on F & S estimate \$500 for repairs
- c. Mailbox vehicle pull offs (Bonner and Preservation)  
Discussion on F & S estimate \$2720 for improvement

a., b., c., were combined into one motion approving expenditures for 3' of fabric and installation of river rock for an estimated \$2660, placing estimate \$2720 for mailbox pull offs on hold for more information on asphalt pricing, and approving an estimated \$500 for removal of edging at Main entrance.. The motion was approved unanimously and a total of \$3160 will be spent from available cash.

d. Retention pond improvements were discussed. Further discussion is needed. Director Hernandez will research solar aerators. Director Eggelston explained how using ropes to access and install an aerator in the north pond would work.

- e. Discussion on speed limits and yield signs.

The Bonner Hills Community Association has no authority to enforce a speed limit and yield signs' impact is questionable.

**b. Equalization of assessment fees update**

Director Myers gave a presentation on how and why the Community Association assessment fee should be equalized over all deeded parcels in the Condominium Associations and reported that the Villas Condominium Association will be bringing forward a proposal to change the contract between the condominium associations and the Community Association as requested by the C A Board.

**8. NEW BUSINESS:**

**a. Community Association budget for 2026**

The line items were reviewed and it was noted that the winter budget has been reduced for lighter winters.

Discussed road replacement options and projected accrual shortage for 2026 and going forward. President Paluch discussed his meetings with the city engineer about projected expenses and funding for street maintenance. President

Paluch then asked the board to give feedback by email on the budget and reviewing other funding options for future street replacement.

**9. ADJOURNMENT:**

A motion was made, seconded and carried to adjourn the meeting.

Time 6:10 PM